

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, June 16, 2005, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Bruce Helwig, Jim McKee and Carol Walker; (Jerry Berggren, Bob Ripley and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held April 1, 2005. Motion for approval made by Walker, seconded by McKee. Motion carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

The opportunity was given for persons with limited or with an item not appearing on the agenda to address the Commission.

Bob Kuzelka of 1935 "A" St. appeared. He stated that some people may remember Lincoln in the 1920's or so, as somewhat of a treeless city. He is concerned. About a month ago, he heard a chainsaw cutting down a tree that he planted 20 years ago as part of a neighborhood improvement project. He was told that the reason they were cutting it down was because it was squirrel infested. The Arborist he talked to showed him many trees that were "squirrel infested". He is concerned. Lincoln without trees would be a very dismal place. He wanted the Commissioners to be aware of this problem. He does not think the Arborist is taking a good approach. He may eventually talk to the City Council. He thinks this is a historic issue.

Ed Zimmer wondered who Mr. Kuzelka talked to. Mr. Kuzelka replied that he talked to the Assistant City Arborist.

Mr. Zimmer suggested Mr. Kuzelka speak to the Parks and Recreation Advisory Board.

**APPLICATION BY RUSS BAYER AND OTHERS FOR CERTIFICATES OF  
APPROPRIATENESS FOR WORK AT THE HUBER/PORT HURON BUILDING, 801 "Q"  
STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**June 16, 2005**

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Connie Mahaney with From Nebraska Gift Shop appeared to present the application. She is proposing a blade sign and an 15 inch valance to be attached to the metal awning with their name on it. Licorice International will be another tenant. She imagines they will want a blade sign also. They would also like a triangle sign on the north end of the building.

Helwig questioned if the awning will be free hanging. Jeff Chadwick replied that he was correct.

McKee doesn't want the historic signs to be obscured in any way.

**ACTION:**

**June 16, 2005**

McKee moved to approve the valance as presented, the north end triangle sign, seconded by Walker. Motion carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

Francis moved approval of the blade type sign, seconded by Walker. Motion carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

Mr. Chadwick with Clark Enersen appeared to discuss the railings on the dock. The Commission indicated at their last meeting that they wanted to see more detail on the railings. He presented a picture of what they are proposing.

McKee moved approval of the railing as presented, seconded by Helwig. Motion carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

**APPLICATION BY ERICKSON/SULLIVAN ARCHITECTS ON BEHALF OF LINCOLN DEPOT LTD. PARTNERSHIP FOR WORK AT LINCOLN STATION, 201 NORTH 7<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**June 16, 2005**

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Scott Sullivan of Erickson Sullivan Architects and Mark Arter appeared. They are looking at adding some amenities around the building. Longer term, they are pursuing the idea of doing some transformation of the train cars that were on the track. On the back side of the building, already there have been some newer amenities added. They are proposing 2 new benches and new bike loops. They are thinking of new concrete to replace the asphalt. On the east side of the building, there will be a new planter bed, new planters, new trash cans, a new raised planter at the base of each pilaster and a new bench. They are proposing a trash enclosure that would incorporate thin brick. They are thinking about turning the train cars into some kind of shops or something that would draw pedestrian traffic to the back of the building. Kim Todd has provided them with a list of perennials that should do well in their planters.

McKee questioned the distance between the planter and the southeast corner of the building. The distance appears to be tiny. Mr. Sullivan replied that to the edge of the brick, it is 6 feet.

McKee wondered why the plaque has not been put back up. There used to be a plaque affixed to the front of the building that talked about the beginning of Lincoln. He remembers someone telling him it was in the basement. Mark Arter will look into it. He was not aware of the plaque.

Mr. Arter commented that this process is an ongoing evolving process. The train car/boxcar retail concept was discussed when they first purchased the building. The railroad had a dispatch station but then moved to another location. He does not think boxcar retail is feasible. He is hoping boxcar art studio or something along that line might work. He thinks there are things that can be done to make this a more attractive destination. He presented this same plan to the Haymarket Board. He believes they expressed a positive interest in this project. This is a starting place. He would like to see more interest and color.

**ACTION:**

**June 16, 2005**

McKee moved approval of the concept with approval of the trash enclosure, seconded by Helwig. Motion carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

**APPLICATION BY JOHN C. BALL FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT THE PROFESSOR CANDY HOUSE, A DESIGNATED LANDMARK AT 1003  
“H” STREET**

**PUBLIC HEARING:**

**June 16, 2005**

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Mr. Zimmer stated that this is an application for a fence on the west and north property lines. This is an aluminum fence that is styled like cast iron.

**ACTION:**

**June 16, 2005**

Walker moved approval, seconded by Helwig. Motion carried 4-0: Francis, Helwig, McKee and Walker voting ‘yes’; Berggren, Ripley and Young absent.

**APPLICATION BY PAUL MATTERN FOR A PRESERVATION CERTIFICATE FOR  
WORK AT 1420 NORTH 37<sup>TH</sup> STREET IN THE EAST CAMPUS NEIGHBORHOOD  
LANDMARK DISTRICT**

**PUBLIC HEARING:**

**June 16, 2005**

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Mr. Zimmer stated that Mr. Mattern has a large mature sycamore tree. Steve Schwab, the City Forester looked at the tree and found it to be in good condition. It might have some blight, but could be saved.

The Commission would encourage Mr. Mattern to treat the tree and keep it.

McKee moved denial, seconded by Walker. Motion carried 4-0: Francis, Helwig, McKee and Walker voting ‘yes’; Berggren, Ripley and Young absent.

**APPLICATION BY HAVELOCK BUSINESS ASSOCIATION FOR LANDMARK DESIGNATION OF HAVELOCK AVENUE LANDMARK DISTRICT, GENERALLY DESCRIBED AS THE PROPERTY ON BOTH SIDES OF HAVELOCK AVENUE FROM THE NORTH-SOUTH ALLEY MIDWAY BETWEEN 60<sup>TH</sup> AND 61<sup>ST</sup> STREETS, EAST TO 63<sup>RD</sup> STREET, INCLUDING THE PROPERTIES ADDRESSED AS 6024-6240 HAVELOCK AVENUE AND 4329-4341 NORTH 61<sup>ST</sup> STREET AND 4327-4421 NORTH 62<sup>ND</sup> STREET**

**PUBLIC HEARING:**

**June 16, 2005**

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Mr. Zimmer will bring more information and slides on this to the next meeting. The Havelock Business Association is very supportive of the application. They are working on notification and will have people to testify at the next meeting.

**OTHER:**

Miscellaneous/staff report:

- **Ironworks Sidewalk Café, 301 N. 8<sup>th</sup> Street**

Mr. Zimmer noted that a 'no material effect' was done on the sign for this building. Jason Ables appeared. They would like approval on their outdoor seating area. They would like to see if the City could grant them a lease contingent on final approval so perhaps they could go to the Liquor Commission to obtain an expanded license. He presented a drawing of the area. The only new sign would be an informational sign. They will be paving an area that is currently gravel.

Mr. Zimmer stated there are several processes that the applicant has to work with. He has to meet with the Outdoor Dining Committee. Then they have to work with the Liquor Commission for an expanded license.

The Commission encouraged Mr. Zimmer to work with Mr. Ables. They like the concept they have seen.

- **Downtown Design Guidelines**

Mr. Zimmer provided the Commissioners with a copy of the Lincoln Downtown Design Guidelines. City staff thinks that there should be one set of Downtown Design Guidelines but that we have been well served by the system we have with Historic Preservation Commission, Urban Design Committee and Capital Environs Commission. Ultimately, he thinks this will work fine. Some guidelines might have to be strengthened or adapted to work with Lincoln more. This will be an ongoing discussion.

- **Demolition of 1137 and 1139 S. 7<sup>th</sup> St.**

The 3 brick cottages in the South Bottoms Neighborhood were demolished. There is a special permit in place for the museum. The buildings were sold late last year. The new owners applied for a demolition permit and it was approved. Not every single permit is checked when a demolition permit is applied for. A building permit has been applied for that looks like a group home. It is not a terribly overscaled building. The museum is also seeking to sell the Amen House in the area. Mr. Zimmer has suggested that landmark designation is the safest and easiest protection.

There being no further business, the meeting was adjourned at 3:00 p.m.